



lindsays

16 Orrin Place,
Dundee, DD2 4DE

"A most spacious Detached Bungalow set close to Ninewells Hospital".

- Reception Hall
- Lounge
- Kitchen
- 3 Bedrooms (1 x En-Suite)
- Bathroom
- Gas Central Heating
- Front & Rear Gardens

EPC Rating C

OFFERS OVER £195,000



Description

An excellent opportunity to purchase this spacious detached bungalow, which is located just off Dickson Avenue, a short distance from Ninewells Hospital and very close to schools at both primary and high school levels.

In move in condition throughout, with practical benefits including extra wide doors suitable for disabled access and gas central heating. Included in the sale are all floorcoverings, along with the integrated oven, hob, hood, dishwasher and washing machine in the kitchen.

The accommodation comprises a bright, well-proportioned lounge with fireplace, modern fitted kitchen with door opening out to the rear garden, three good-sized bedrooms with the main bedroom benefitting from access to a 'Jack & Jill' ensuite wetroom, and a family bathroom. Outside to the front of the property lies a private garden laid with lawn. There is also an enclosed garden area at the rear also laid with grass.

This lovely home is excellent value for money and will suit a variety of buyers both young and old and internal viewing is highly recommended to appreciate.

Area

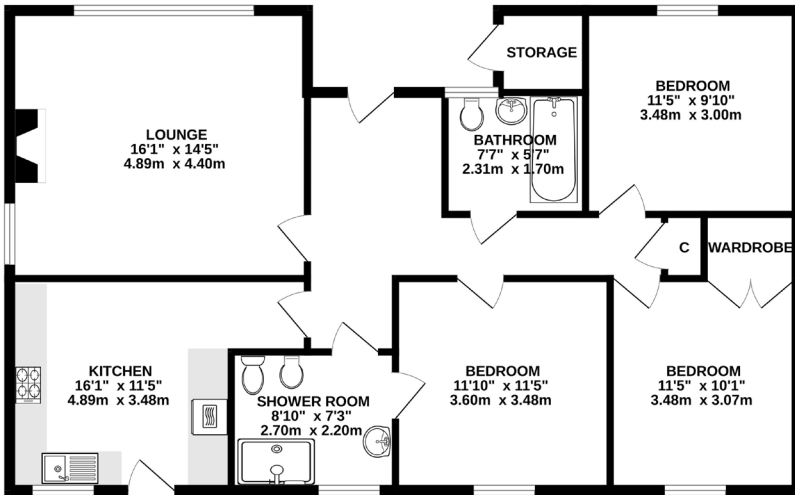
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

Viewing

By appointment through Lindsays on 01382 802050 or email dundeeproperty@lindsays.co.uk



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropics i2024.

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.